

TRANSFER
TAX
PAID

XXXXXX of said grantor, X

~~joins as grantor and releases all rights by descent and all other rights.~~

25 day of APR. 1987

x Michael Vail
Michael Vail
x Lynn Vail
Lynn Vail

SEAL

55.

APR. 25 19 87

Then personally appeared the above named Michael Vail and Lynn Vail

and acknowledged the foregoing instrument to be their free act and deed.

Before me.

ROBERT J. ...

~~Justice of the Peace - Attorney at Law - Notary Public~~

A parcel of land in Waterville, Maine, located on Pleasant Hill Drive bounded and described as follows:

Beginning at an iron pin marking the most northerly point of Lot 29; thence heading along curved Pleasant Hill Drive right-of-way 65.25' (sixty-five and twenty-five one hundredths feet) to an iron pin marking end of curve on the northeasterly line of said Lot 29. Curve radius 250.00' (Two hundred fifty and no one hundredths feet) of property line. Thence heading S 09° 45' 58" E 73.61' (Seventy-three and sixty-one hundredths feet) along Pleasant Hill Drive right-of-way to an iron pin marking the most easterly point of said Lot 29; thence heading S 75° 47' 00" E 202.22' (Two hundred two and twenty-two one hundredths feet) along Lot 28 to an iron pin marking the most southerly point of said Lot 29; thence heading N 15° 27' 01" W 136.12' (One hundred thirty-six and twelve one hundredths feet) along Lot 59 to an iron pin marking the most westerly point of said Lot 29; thence heading N 75° 08' 57" E 207.44' (Two hundred seven and forty-four one hundredths feet) along Lot 30 to the beginning pin.

Lot 29 also includes a storm drainage easement 15.00' (Fifteen feet) wide beginning on the northeasterly line and running parallel with the northwesterly line to the southwesterly line. This easement granted to the Waterville Sewerage District for the maintenance of this storm drainage system as the Waterville Sewerage District shall own and maintain in such easement.

Above description meaning and intending to describe said Lot 29 as per recorded subdivision Plan titled Ridge Road Development and recorded June 22, 1977 in the Kennebec Registry of Deeds File No. D-77074.

This conveyance is subject to the following restrictions listed in the Declaration of Deed Restrictions for Ridge Road Development dated June 8, 1983 and recorded at the Kennebec Registry of Deeds in Book 2575, Page 93 on June 14, 1983.

1. No house for more than one family shall be built on said Lot and no dwelling costing less than Thirty Thousand Dollars (\$30,000.00), exclusive of landscaping and other improvements, shall be built on said Lot. Any building shall be completed within one (1) year from the start of construction and shall have concrete slabs or full basement construction.
2. Any wall of any residence or other building shall not be nearer than Thirty-Five (35) feet from the front line, nor nearer than Fifteen (15) feet from any other line.
3. No trade or business use may be conducted on any lot other than home occupations which require no special facilities or buildings. Signs will be permitted only at homes where a home profession exists, and in no case shall a sign be larger than 16" x 24".

4. If two (2) or more lots are combined in a single ownership, they may be resubdivided only in accordance with the lot lines shown on the plan. No subdivision of any single lot shall be made, unless it is divided between abutting owners.

5. No fences greater than six (6) feet in height or construction of any kind other than a dwelling, garage or outbuilding shall be erected in any position to interfere with the views from adjacent lots.

6. No animals except household pets shall be maintained on the premises.

7. No house trailer or mobile home shall be stored on the premises, and no tenting trailer, camping trailer or tent shall be used for residential purposes on the lot.

8. If two or more lots are developed as one, the restrictions as listed above, shall apply.

9. The following lots shall have 15' easements for drainage, water and sewerage pipes along one sideline, as shown on the final plat; 9, 11, 16, 17, 18, 19, 23, 24, 26, 27, 29, 30, 34, 41, 44, 53, 54, 61 and 62. Lot #10 shall have a 15' easement along each sideline. Lot 42 shall have a 15' easement along each backline. Lots 1-8 shall have easements along the back lines for maintenance of a Central Maine Power Transmission line. Lots 9-11 shall have easements along the back lines for maintenance of a Kennebec Water District Transmission main. These easements are shown on the final plat, Ridge Road Development, Waterville, Maine, recorded June 22, 1977, in the Kennebec County Registry of Deeds, in File No. D-77074.

10. The following lots shall be accessed only from Pleasant Hill Drive: 1, 30, 31, and 33.

11. Lot No. 32 shall be accessed by the area immediately adjacent to its common boundary with Lot No. 33.

Being the same premises conveyed to Michael T. and Lynn A. Vail from James A. McBrady by warranty deed dated September 26, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2862 at Page 48.

RECEIVED KENNEBEC SS.

1987 MAY -1 AM 9:00

RECORDED FROM ORIGINAL